

Article F: Regulation of Special Uses

Sec. 9-1-100 General Provisions.

Except as added to or altered hereafter in this Section, the procedures and requirements of Article F governing Conditional Uses shall apply.

Sec. 9-1-101 Quarries and Mines.

- (a) **Application Required.** Application requesting County Zoning Committee approval of a proposed quarrying activity shall be accompanied by:
 - (1) A description of all phases of the contemplated operation including types of machinery and equipment which will or might be necessary to carry on the operation. Where the operation is to include sand and gravel washing, the estimated daily quantity of water required, its source and its disposition shall be identified.
 - (2) A legal description of the proposed site.
 - (3) A topographic map [may be required by the County Zoning Committee at a minimum contour interval of five (5) feet] of the proposed site and the area extending beyond the site to a minimum distance of three hundred (300) feet on all sides.
 - (4) A restoration plan as hereinafter required.
- (b) **Consideration of Compatibility.** In reviewing a proposal for a quarrying activity, the County Zoning Committee shall take into consideration:
 - (1) The effect of the proposed operation on drainage and water supply, particularly in connection with sand and gravel washing.
 - (2) The possibility of soil erosion as a result of the proposed operation.
 - (3) The most suitable land use for the area.
- (c) **Restoration Plan and Financial Guarantee Required.** No grant to carry on a quarrying or mining operation shall be given until the County Zoning Committee approves a restoration plan and the owner agrees to restore the quarried area to a condition of practical usefulness and reasonable physical attractiveness as soon as practical after the quarrying operations have ceased. The owner shall provide sufficient financial guarantee to secure the performance of the restoration agreement. The agreement and financial guarantee shall be in a form approved by the County District Attorney.
- (d) **Conditions for Approval.** The County Zoning Committee may set forth conditions regarding appropriate setback and other dimensional requirements particularly with reference to avoiding a nuisance effect on surrounding residential uses. Suitable fencing, capping and landscaping may be required.
- (e) **Duration of Conditional Grant.** The initial grant to carry on a quarrying operation shall not be effective for more than five (5) years. Authorization may be extended for additional years, subject to conditions specified by the County Zoning Committee.

(f) **Existing Quarry and Past Mining Operations.**

- (1) Within sixty (60) days after the original effective date of this Chapter, the owners of all existing quarrying and past mining operations shall submit to the County Zoning Committee the names of the quarry and mine owners and operators and information regarding its operation.
- (2) Within one (1) year after adoption of this Chapter, the owners shall submit to the County Zoning Committee a plan for restoration of the quarrying and mining site in accordance with Subsection (d) of this Section. The restoration plan shall not impose requirements which are unreasonable for economic or engineering reasons with respect to conditions resulting from operations prior to enactment of this Chapter.
- (3) Within three (3) years after the effective date of this Chapter any such existing operation shall be subject to the provisions of Subsections (d) through (f) of this Section.

Sec. 9-1-102 Salvage Yards.

- (a) This Section of the Iron County Land Use Ordinance is intended to protect the public health, safety and welfare.
- (b) No salvage or junk yard shall be permitted in Iron County unless a Conditional Use Permit has been approved by the Iron County Land and Zoning Committee.
- (c) All salvage or junk yards shall meet all State of Wisconsin regulations and the following Iron County requirements:
 - (1) Salvage and junk yards shall have a minimum side and rear yard of one hundred (100) feet and the setback for the front yard shall be a minimum of one hundred (100) feet from any road, street, or highway right-of-way.
 - (2) Salvage and junk yards shall be enclosed by a suitable fence or planted screen through which the material is not visible to other property owners nor from any public right-of-way such as roads, streets, highways or waterways.
 - (3) Screening and fences must be kept in good repair at all times.
 - (4) Material shall not be piled against fences or screens, or exceed the height of fence or screen.
- (d) Within sixty (60) days after the original adoption of this Chapter, all existing salvage and junkyards shall file for an Iron County Permit and meet all the requirements as stated in Subsections (b) and (c).
- (e) Anyone violating this Section shall be subject to citations as per the Iron County Land Use Citation Ordinance.

Sec. 9-1-103 Garbage and Refuse Disposal Sites.

- (a) No garbage or refuse disposal sites shall be permitted in Iron County except in conformance with the rules and regulations of NR180, Wis. Adm. Code.

- (b) All such disposal sites shall have minimum front, side and rear yards of one hundred (100) feet each.
- (c) Garbage refuse disposal sites shall be screened so that the salvage materials are not visible from other property in the vicinity, nor from a public right-of-way such as roads, streets, and highways and waterways.

Sec. 9-1-104 Mobile Home Parks.

Except as otherwise specified, a mobile home park, the plan of which has been approved by the County Zoning Committee, shall meet the following requirements:

- (a) Minimum size—four (4) acres.
- (b) Maximum number of mobile home sites—six (6) per acre.
- (c) Minimum width of a mobile home site—forty (40) feet.
- (d) Maximum height of a mobile home trailer—fifteen (15) feet.
- (e) Minimum distance between mobile home trailers—twenty (20) feet.
- (f) Minimum distance between mobile home and service road—ten (10) feet.
- (g) Each mobile home site shall be connected to a public or common water supply system and a public or common sewage disposal system.
- (h) All drives, parking areas and walkways shall be hard surfaced. There shall be one (1) parking space for each mobile home and additional parking spaces for automotive vehicles within the park, totaling not less than one and one-quarter (1-1/4) parking spaces for each mobile home space.
- (i) No mobile home sales office or other business or commercial use shall be located on the mobile home park site. However, laundries, washrooms, recreation rooms, maintenance equipment storage and one (1) office are permitted.
- (j) Minimum side yard setback—forty (40) feet at all front, side and rear lot lines of the mobile home park.
- (k) Each mobile home park shall be completely enclosed, except for permitted entrances and exists; by:
 - (1) A temporary planting of fast-growing material, capable of reaching a height of fifteen (15) feet or more, and
 - (2) A permanent evergreen planting, the individual tree to be of such a number and so arranged that within ten (10) years they will have formed a dense screen. Such permanent planting shall be grown or maintained to a height of not less than fifteen (15) feet.
- (l) All mobile homes shall meet the construction standards of the Mobile Homes Manufacturing Association.
- (m) Mobile home parks shall comply with the sanitation regulations of the Iron County Sanitary Code and the appropriate requirements of the Wisconsin Administrative Code.

Sec. 9-1-105 Trailer Camps.

- (a) Except that a trailer or recreation vehicle may be parked or located in conformance to Section 9-1-106, no trailer or recreation vehicle shall be located within Iron County except in a Federal, State, Town or County camp or in a campsite, the plan of which has been approved by the Iron County Zoning Committee.
- (b) Each trailer site shall be plainly marked and surfaced.
- (c) Maximum number of trailer sites shall be fifteen (15) per gross acre.
- (d) All drives and parking areas other than those at individual trailer sites shall be hard surfaced.
- (e) Central toilet, shower and washing facilities shall be provided in sufficient quantity, as determined by the State Department of Health and Social Services requirements.
- (f) Water supply and the manner of sewage disposal shall comply with regulations of the Iron County Sanitary Code and the appropriate requirements of the Wisconsin Administrative Code.
- (g) No trailer shall be less than fifty (50) feet from the front, side or rear lot lines of the camp.
- (h) Marshland and shoreline areas shall not be altered.
- (i) The screening provisions for mobile home parks shall be met.

Sec. 9-1-106 Travel Trailers and Recreation Vehicles.

- (a) No recreation vehicle shall be used as a permanent residence or as a storage accessory structure.
- (b) Any recreation vehicle located outside of an approved camp or park shall:
 - (1) Meet all the setbacks and dimensional requirements of the district in which it is located.
 - (2) Be permitted to be stored in any accessory structure, private garage or in a rear or side yard and be located a minimum of ten (10) feet from any neighboring lot line.
- (c) Any recreation vehicle or trailer that is to be used for temporary dwelling purposes and which is located on a parcel of land three (3) or more months during a one (1) year period shall require a Recreation Vehicle Permit with an annual fee and be provided with a privy, or waste disposal system meeting the requirements of the Iron County Sanitary Ordinance.

Sec. 9-1-107 Fences, Walls and Hedges.

Fences, walls and hedges erected, placed or maintained shall be regulated by the following:

- (a) No fence, wall, or hedge shall be constructed that would constitute a nuisance, pursuant to Chapter 844.10, Wis. Stats.
- (b) No fence, wall or hedge shall exceed a height of five (5) feet, except as provided.
 - (1) There shall be no height limitation for fences that protect playgrounds, baseball backstops, tennis courts and like activities.

- (2) There shall be an eight (8) foot height limit to act as a screen between residential districts and any land use that would require a Conditional Use Permit, pursuant to Article G.
- (3) No fence, wall, hedge or shrubbery shall be erected, maintained or grown to a height exceeding three (3) feet above the road or street grade nearest thereto where the lot is bound by intersecting roads or streets, within twenty (20) feet of the intersection of any road or street line or road or street projected.
- (c) Fences erected may be decorative fences of either wood or wire and shall have a smooth surface on either side and shall be kept neat and in good repair. Barbed wire and solid board fences are forbidden, except as provided in Subsection (d).
- (d) No barbed wire or solid board fence shall be used except to fence livestock, protect crops, industrial junkyards, utility or municipal property. Open fences that do not obstruct vision and used for these purposes may be in highway and waterfront setback areas and may exceed the height restrictions.
- (e) Fences erected in shoreland areas shall maintain the setbacks as required by the Iron County Shoreland Protection Ordinance.
- (f) Anyone erecting a fence or wall except as described in Subsection (d) must have an Iron County Land Use Permit.

Sec. 9-1-108 through Sec. 9-1-119 Reserved for Future Use.